

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
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Project Name: Ft. Laud. Housing Authority
Site Plan Review

Case #: 7-ZR-01

Date: 11/27/01

Comments :

1. The engineer shall design, apply for, and obtain the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with the applicable surface water management criteria must be submitted with the application for Building Permit.
2. The circulation and access plan for this site should be further evaluated. Two accesses along S.W. 1 Street may not be permitted for this site. An additional evaluation of the interaction of each access with any accesses on the south side of S.W. 1 Street, and review of those east of this site with those on the Salvation Army site should be completed for a possible alternatives for the proposed building.
3. In consideration for the western access on S.W. 1 Street the applicant may be required to channelize this access and revise it to an egress only in order to direct traffic away from residential areas.
4. If the currently submitted parking plan is allowed, two dead ended parking areas result and require a turn-around space at each end at the northern terminus for turning around only. These spaces must be painted with transverse striping and no parking is permitted in these spaces.
5. This site appears to have a two space deficit in parking once the turn around spaces are provided.
6. A utility design drawing is required for further review prior to Final DRC authorization.

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7. A pavement striping plan shall be prepared or striping design shall be added to the site plan. Stop signs and bars are required at all exits, and directional arrows will be required for any channelized exits.
8. A five (5) foot wide sidewalk and curb and gutter shall be provided along S.W. 9 Avenue and wrap around the edge of pavement to the point of tangency with S.W. 1 Street. The five foot walk shall continue to the western property line on S.W. 1 Street, and any sidewalk damaged or in disrepair on Broward Boulevard shall be re-constructed.
9. The drainage design for street edge along S.W. 9 Avenue shall be completed by a licensed engineer for review prior to final DRC authorization. A swaled section along S.W. 1 Street will be acceptable as long as an appropriate section is provided in accordance with Engineering Dept. Standard detail P2.1.
10. The applicant is advised to review the site conditions and determine if any proposed access has conflicts with power poles or supports. These conflicts shall be resolved by applicant's staff with the appropriate City and/or franchise utility staff prior to final DRC, if applicable.
11. Please provide a photometric lighting plan in accordance with Section 47-20.14 of the Unified Land Development Regulations.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Ft Lauderdale Housing
Authority

Case #: 7-ZR-01

Date: 11-27-01

Comments:

- 1) Provide Flow test
- 2) Show hydrant location
- 3) Provide floor plan

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Fort Lauderdale Housing Authority

Case #: 7-ZR-01

Date: November 27, 2001

Comments:

No apparent interference will result from this plan at this time.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Ft. Lauderdale Housing Authority

Case #: 7-ZR-01

Date: 11/27/01

Comments:

1. The Royal Palms (street trees along Broward Blvd.) need to have at least 8' of trunk ht. to meet min.Code requirements.
2. Provide the sizes of the existing trees to be removed. Note that any trees which are considered good candidates for relocation should be relocated (either on site or to the neighborhood). All Tree Preservation Ordinance requirements apply.
3. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan.
4. Provide standard Vehicular Use Area Calculation List to verify that all Code requirements are met. List available upon request.
5. Add rain sensor requirement to irrigation note.

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SITE PLAN REVIEW AND COMMENT
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Division: Planning

Member: Angela Csinsi
828-5984

Project Name: Fort Lauderdale Housing Authority

Case #: 7-ZR-01

Date: November 27, 2001

Comments:

Request: Site Plan Level IV review for a rezoning from RMM-25 to CB with the allocation of flex to allow a Government Administration Building for the Fort Lauderdale Housing Authority.

1. A separate application and fee for Planning and Zoning Board review will be required after initial preliminary (Pre-PZ) sign off.
2. Provide responses to the criteria for flex allocation listed in ULDR Section 47-28.G.1.d.i. This property is in Flex Zone 54, which has 38 acres of commercial flex available. With this rezoning, 0.97 acres will be allocated.
3. Revise criteria submitted for rezoning. The response to criteria no. 1 does not state what policy is cited and how this application meets this criteria. Criteria no. 2 does not list changes (if any) in the surrounding area.
4. This site is located in Sailboat Bend Historic District and requires review by the Historic Preservation Board. Review by this Board is required prior to submittal of application to the Planning and Zoning Board.
5. This site is located within 100 feet of residential and therefore Neighborhood Compatibility requirements apply. Review ULDR Section 47-25.3 and provide a narrative explaining how this application will meet the applicable requirements.
6. A bufferyard wall is required along the west property line (see ULDR Section 47-25.3.A.3.d). Provide a detail sheet for the proposed wall.
7. Provide a floor plan for the proposed building.
8. Provide a copy of the most current recorded plat and amendments, for the proposed site.
9. It is the City's policy to discourage ingress/egress points into residential areas. Discuss relocating these points to SW 9 Avenue with engineering representative.

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Consider lining up an entrance with the adjacent proposed project – Salvation Army.
Provide curbing at the ingress/egress points.

10. The following changes are needed on the site plan: the Land Use for this site is Residential Medium (not office building); label all setbacks; dimension parking spaces; dimension sidewalks; dimension bufferyard; and include setbacks on the site data table.
11. Provide a sidewalk along SW 1st Street to continue the network of sidewalks.
12. A colored rendering is required for submittal to Historic Preservation Board and Planning and Zoning Board.
13. Provide color and materials information **or samples** for all exterior surfaces and indicate on all plans
14. Discuss provision of trees in the swale along SW 9 Street to prevent vehicular parking in swale.

Additional Comments may be forthcoming.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager- 954-877-7875

Project Name: Fort Lauderdale Housing
Authority

Case #: 7-ZR-01

Date: November 27, 2001

Comments:

No comments at this time.

DRC
SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Fort Lauderdale Housing Authority

Case #: 7-ZR-01

Date: 11/27/01

Comments:

1. Rezoning of the proposed development site requires a site plan level III review in accordance with section 47-24 Table 1 Development Permits and Procedures.
2. Allocation of commercial uses on residential land use parcel shall comply with the flexibility rules and conditions of section 47-28 and requires site plan level III review.
3. Dead-end parking is prohibited in accordance with section 47-20.5.C.3.
4. Discuss site circulation and stacking distances with Engineering.
5. Discuss ingress and egress across from residentially zoned and used property with Planning representative.
6. Buffer wall required in accordance with section 47-25.3.A.3.iv where the non-residential zoned property abuts the residential zoned property.
7. Indicate locations of all mechanical equipment in accordance with section 47-19.2.S, 47-19.2.ZZ and 47-25.3.A.3.iii.
8. Provide the correct land use category on the site plan.
9. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
10. Historic Preservation Board review and approval required for this development site in accordance with section 47-17.4.
11. Additional comment may be forthcoming at DRC meeting.